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Board Meeting – March 11, 2013

21st Floor – Conference Room 1

Present Board Members:

- Walter White, Executive Office of Public Safety Designee, Chair (WW)
- Diane McLeod, Vice Chair (DM)
- Myra Berloff, Massachusetts Office on Disability (MB)
- Mark Trivett, Member (MT)
- Carol Steinberg, Member (CS)

and

- Thomas Hopkins, Executive Director (TH)
- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)

Members Not Present:

- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Andrew Bedar, Member (AB)
- Gerald LeBlanc, Member (GL)

The meeting began at 9:00 a.m.

1) **Incoming:** Liberty Mutual Insurance Building, 157 Berkley St., Boston (V13-051)

TH - EXHIBIT – variance application

- new construction, renovation
- seeking variance to 39.4, regarding controls at 18”
- Floors 1-22, Elevator #13, 13” from corner, adjacent elevator complies

CS - *grant as proposed*

MT - *second - carries*

2) Incoming: Retail Space, 10 Hartford Turnpike (Rte. 20), Shrewsbury (V13-050)

TH - EXHIBIT – variance application

- renovation to retail space
- spent just over 30%
- proposed appliance store
- seeking relief to the front of the building, proposing rear accessible entrance, also the delivery entrance
- parking at the front, site constraints is issue for creating front accessible entrance
- work proceeded without permits, but permits were eventually issued

- ***Gerald LeBlanc, Member (GL) – Now Present*** -

MT - *grant on the condition that the route within the building is marked with contrasting paint thru the storage area, to ensure that it is kept clear, and signage is posted at the front entrance*

DM - *second – carries*

3) Incoming: Commercial Building with Rental, 27 Prescott St., Lowell (V13-046)

TH - EXHIBIT – variance application

- tenant fit out and shell work, demo existing interior to comply
- but variance is on a curb cut application

CS - *continue for more information*

MB - *second – carries*

4) Advisory Opinion: Concord-Carlisle Reg. HS, Concord; Michael Rosenfeld (OMR Architects)

TH - pre-fab dark room door

- photography classroom
- 51” or 63.5” for the revolving door
- propose that they install the 51”
- larger one will reduce storage space

MT - *accept the 51” as compliant*

GL - *second*

CS - what about a larger chair

TH - the code is designed around a standard size wheelchair, have to go based on that

MB - bigger would be better

WW - but they have storage that they will lose

- don't need a variance, just asked for advisory opinion

– carries with MB and CS opposed

5) Incoming: Essex Hall, Endicott College, 330 Hale St., Beverly (V13-047)

TH - EXHIBIT – variance application

- existing two-story, former single-family residence, proposed to be converted to baseball dormitory
- spending \$150,000.00, over 30%
- seeking variance to 28.12.4, seeking use of an incline lift within the building
- ramp at the exterior with 46" width, instead of the required 48"
- don't have a full analysis

CS - continue for more information

DM - second – carries

6) Incoming: Alpha Phi Fraternity, 30 JFK St., Cambridge (V13-052)

TH - EXHIBIT – variance application

- renovation of basement space, proposing to install incline wheelchair lift to create access
- proposing automatic door opener at the front entrance
- have to have the opener and the platform of the lift down to have enough room to get onto the lift
- need variance from BBRS for the incline lift on egress width
- did not do a partial application analysis
- proposed tenant at basement level for community room for the fraternity

CS - continue for more information

DM - second – carries

7) Discussion: Community Center Building, 39 Harvard Rd., Lancaster (V12-252)

TH - EXHIBIT – letter from Paul Lieneck

- had granted until January of 2013 to comply
- the Town now wants to do a fully compliant elevator for 3 stops, ground floor, stage, and upper level
- funding is to be voted on at the May Town Meeting, seeking until March of 2014

CS - waited until after the deadline to ask for an extension?

TH - yes

TH - if you agree to time extension, should include documentation statuses

- both levels are accessible at grade, this is internal circulation problem

MB - grant the installation of a full size elevator (28.1) by March 1, 2014, as requested, progress reports every 3 months, starting June 1, 2013, copy of contract and check with first report; and photos of

installation work; however if elevator is not installed inspected certified and operational by March 1, 2014, a fine hearing will be scheduled

DM - second - carries

GL - if status reports are not submitted, then fine hearing scheduled (MB – accept)

MB - warrant article with first status report

KS - included but not limited to,

CS - exterior route be clear and accessible in the interim of the lack of internal access (MB – accept)

- carries

8) Discussion: Saltonstall House, 99 Bay State Rd., Boston (V12-256)

TH - hearing on 2/26

- had them go back to look at extended the depth of the elevator cab

- received letter on Friday, and discovered that by relocating some duct work and sprinkler risers, able to gain 6.25 inches

- so now 54 1/4” by 30”

MB - grant,

MT - second – carries

CS - include in decision and expedite

DM - second - carries

- NO WW – DM as Chair –

9) Incoming Discussion: Two-Story Commercial Building, Proposed Yoga Studio, 1052-1054 Beacon St., Brookline (V13-034)

TH - previously voted to continue the case

- didn't have the assessed value

- on March 8th, received submittal from Doug Anderson of C3 (A1-01, 02, and A4-01) – EXHIBIT

- now no bathrooms at the basement, two accessible toilet rooms (one in the men's locker room and one in the women's locker room)

- basement level yoga space, will be used as overflow

- yoga space at the first floor 943 square feet, basement level 1300 square feet

MB - grant as proposed, on the condition that written policy submitted stating that if access required, all classes that person would like to attend are held at the accessible level

CS - second – carries

10) Discussion: Berkshire Museum, 39 South St., Pittsfield (V07-170)

TH - on March 7, 2013, received status report from Van W. Shields, Executive Director

- the project is ongoing
- projecting 20 weeks of construction, in design development phase currently
- they won a grant to help fund the project
- have been submitting quarterly reports on time
- original date for compliance was June 1, 2014
- projecting that the work is on target

MB - accept status report

GL - second – carries

- **WW back as Chair** -

11) Incoming: Masonic Block, 600-622 Main Street, Reading (V13-049)

- TH - EXHIBIT – variance application
- three-stories and a basement, one story addition added in the 1900's
 - project is the restoration of the historic exterior of the building
 - new lobby and elevator tower at the rear of the building
 - parking at the rear of the building, including accessible parking
 - spending over 30%
 - seeking variances to entrances, landing and ramps, double-leaf doors, and ramp slopes
 - first variance is for entrance door at card shop, two risers at entrance, and directional signage to the accessible entrance provided; existing tenant that will remain

DM - grant lack of access at front entrance of card shop

MT - second – carries with CS opposed

- TH - Tenant F, rear lobby will create access to this tenant space, front entrance has two risers

MB - grant as proposed

MT - second – carries with CS opposed

- TH - Tenant E, will have two primary accessible entrances, one thru the parking lot and new lobby
- seeking to keep the step at Door 100C, along Haven street, historic

MT - grant as proposed

DM - second – carries

- TH - Door 100A, double-leaf doors
- proposing power operator to open both doors simultaneously
 - floor is at-grade at this entrance, ATM lobby

DM - grant as proposed

MT - second - carries

TH - Door 17A, basement access
- not a public entrance for the building

MB - no variance required

CS - second – carries

TH - Tenant B, Bakery
- entrance ramp at the bakery entrance door, no level landing
- ramp slop is 1:12, and will put power operator

MB - grant as proposed

MT - second – carries

TH - Door 116A, yogurt shop
- no landing and ramp slope
- remain as is, and slope of 1:6
- proposing auto-opener
- would need to lower the floor
- original stone wall base at the entry recess, would need to be replaced and would not match the original stone

MB - continue this item to have them submit an alternate plan

DM - second – carries

12) Incoming: Kensington Apts., 659 Washington St., Boston (V13-048)

TH - EXHIBIT – variance application
- new construction
- sink depth request, seeking deeper sink

MB - grant on the condition that policy in place about accessible sink being provided at the request of the tenant at no cost to the tenant

MT - second – carries

13) Discussion: 133-135 North Main St., Brockton (V11-025)

TH - EXHIBIT – email on 2/26/13 from owner, Chenet Sam about negotiations to create the license agreement to raise the sidewalk to create access into the bar
- work is ongoing

14) Discussion: First Congregational Church, 148 West Main St., Millbury (V10-050)

- TH - EXHIBIT – March 1, 2013 letter
- 9 items of work that had to be dealt with in the variance
 - 8 of the 9 are completed
 - the 9th item, the assistive listening system has been ordered but not yet delivered
 - last notice of action, granted them until March 1, 2013 for plans for access to the kitchen and stage
 - asking for a time extension of one year to finish the access to the kitchen and the ramp to the stage in the activity room
 - seeking to March 1, 2014 to comply

CS - *grant as proposed to March 1, 2014 for the kitchen and stage access to be provided, on the condition that accommodations are provided in the interim*

DM - *second – carries*

- **No CS –**

15) Discussion: Restoration Hardware, 234 Berkley St., Boston (V12-103)

- TH
- they had scheduled a grand opening for Thursday, March 6th
 - granted variance on the condition that fully accessible entrance at Newbury Street side with elevator
 - proposed completion date of December
 - morning on March 6th, messages from architect for the project
 - seeking to open with the elevator not in working order, the lift was inspected that morning for use that night; elevator was not yet inspected
 - wanted to allow temporary CO to open without elevator for the scheduled grand opening
 - accessible toilets at second floor, but proposed to bring in accessible bathroom trailers
 - called WW that morning and allowed the issuance of a temporary CO
 - shut down by fire department because the party was overcrowded

MB - they asked to intervene with ISD to allow a temporary CO

TH - yes, made them all put it in writing, and also made statement that elevator would be scheduled for inspection for March 11th

- **CS now present -**

- TH - called back the next day, based on the event failure, building not open until the elevator is inspected

16) Incoming: School of Philosophy, 399 Lexington Rd., Concord (V12-177)

- TH
- EXHIBIT – Jan Turnquist submittal
 - on Louisa May Alcott property
 - spent over 30%
 - proposed ramp with a 1:7 slope, with a walkway with a 1:7 slope

MB - deny
GL - second

TH - variance was granted for the front entrance, on the condition that accessible entrance provided at the rear
- have not been using the building

MB - withdraw previous motion

MB - grant relief to the main entrance, on the condition that a fully compliant path of travel and entrance is created is provided at the rear of the building, and the building shall remain closed, until the compliant entrance is created and verification of compliance is received by this Board

GL - second - carries

17) Incoming Discussion: Woodland Dormitory, LaSalle College, 216 Woodland Rd., Newton (V13-039)

TH - sought more information regarding 8.7, needed more information regarding the doors and the clear width at the doors
- local commission did not receive the variance material
- architect disagrees, and submitted certified mail receipts that it was received
- may be helpful to schedule a hearing

CS - schedule a hearing

MB - second - carries

18) Discussion: Abigail Adams, 180 Norton Street, Weymouth (V12-188)

TH - EXHIBIT – policy submitted on January 23, 2013
- November 19, 2012 hearing

MB - statement says that Access Board is requiring things, but this is not what we want to say
- “no group tours” is not the policy of the Board

TH - could be their policy, based on structure of the building

CS - accept tour policy, have TH talk to the petitioners about why #1 is in the policy and “easement”, and report

MT - second –

MB - accept, with the statement that the Access Board did not require #1 statement, would happy with the policy starting with #2

CS - just accept as proposed

KS - continuation not accept

CS - yes continue, to have TH talk to them

- carries

19) Discussion: Fairway Oaks Garden Condos, Westchester Dr., Haverhill (C08-115 and V09-077)

TH - Fairway Oaks responded about notice of fines
- ordered that they had to pay reduced amount
- forms were sent out, and financial response sent back
- received on November 29th

MB - relieve all fines, but \$5,000.00

DM - has anyone looked thru it?

MB - reviewed financials and agree to further reduce the amount of the fines to \$2,500.00

MT - financials at this point

DM - second reduction to \$2,500.00 based on financial submittal
- carries

20) Discussion: Minutes and Decisions from February 25th

CS - accept minutes and decisions from 2/25

MT - second – carries with DM abstaining

21) Discussion: Cases of the day

CS - Cohen auditorium, vertical access?

TH - only spending \$100,000.00, not over 30%
- vertical access not required

CS - entrance accessible?

TH - not sure, will have to ask
- they are improving access

CS - Fairbanks family house museum
- can you get into the building
- if the route is good, can you get into the building

TH - route should comply, potential that you can get in the building in the future

CS - porte-cochere?
- covered drop-off area

CS - no vertical access to the pro-shop and locker room

DM - can get there

MT - providing golf cart

22) Hearing: Cohen Auditorium, 15 Lower Campus Road, Somerville (V12-275)

WW - called to order at 1:00 p.m.
- introduce the Board

Rudi Pizzi, Tufts University, Director of Project Administration (RP)

Joe Raia, Leers Weinzapfel Associates (JR)

Ben Wilcox, Leers Weinzapfel Associates (BW)

John Crow, Tufts Facilities (JC)

WW - RP and JR sworn in
- EXHIBIT 1- AAB1-30

DM recuses herself – no longer present

JR - Cohen Auditorium at Tufts
- constructed in the 1950's, renovated in the 1980's, another round of renovations for auditorium proposed
- auditorium accommodates 640 people, lower auditorium and balcony level
- typical use is classroom space
- secondary function is for special events, such as guest speakers or theatrical performances if other theaters are in use at the same time
- overall scope of work is three categories, finish upgrades (seats, walls, floors, ceilings), technical upgrades (mechanical, lights, a/v system, and some stage lights), accessibility improvements
- below 30%, but over \$100,000.00
- concrete construction
- extends past the front row
- 3 components to the slope
- level area of concrete at the back of the auditorium, but no companion seats
- stage and balcony are not accessible (not part of the scope of the project)

JR - main variances
- 24.2.2, auditorium slope
- 20.9, existing cross slope
- 24.4, regarding level landings
- 28.12.1, regarding stage wheelchair lift will require two people to operate it

WW - basis for variance requests

JR - excessive costs for re-sloping, and then cost vs. benefit beyond that

JR - propose wall side handrails and center aisle with no handrails

- increase the slope from 9.75% to 11%
- accessible seating at the front of the stage, with companion seats
- reconfigured the rear, to allow for egress behind the seating, and now providing accessible seating at the rear with companion seats
- slope at the entry doors, now providing auto-openers at both sets of doors
- level area at the rear will have fixed seating positions

- MB - AAB16, plan
- where is 36"x60" measured from
 - in order to get shoulder to shoulder, have to align with the seating

- JR - did notice that and realized that the seating needs to align shoulder to shoulder

- MB - at the rear, same issue
- reason that the wheelchair seating location couldn't be moved forward, so that it sits to the side to each one of those fixed seats, and then they would be an integral part of the seating, and included with the other seats
 - then wouldn't have to worry about companion seating

- JR - worry would be loss of seating, but could be accommodated

- WW - AAB16, flat area?

- JR - those were found to be the only areas where the slopes can be level

- MB - why not slide the seats down (point out on plans)

(TAPE)

- MB - need 36" x 60" don't need companion seats

- MT - but there will be an elevation difference for companion seats

- JR - there are rails around the platforms

- MB - slope and cross slope is an issue
- not enough swing room

- MB - tablets versus trays
- JR - can have trays available to be distributed by the auditorium manager

- CS - have been to the auditorium, are those slope existing?
- JR - AAB11, currently a straight run

- CS - creating the cross slope?

- JR - yes
 - to accommodate handrails at the wall and wide enough aisles
 - currently an irregular shaped ramp, not consistent
 - double-slopes currently, more difficult to navigate the 9.75%
- WW - running slope is 9.75%, what is cross slope
JR - also 9.75% cross slope
- CS - all that cannot be corrected why?
JR - loading issue, can only add so much concrete
- WW - can't excavate without weakening the floor
- CS - flat now, going to make it worse?
JR - no, flat to 9.75% existing
 - replacing with 2 areas of flat area
 - can bring it all the way back and keep as existing, but irregular ramp with inconsistent slope
- WW - what about creating new door at the center?
JR - yes
- MB - plan isn't usable, because of that combination of running and cross slope at 9.75%
- WW - what about area that says 3' clear?
 - on one side is 3" below the other
JR - yes
- JR - two issues in terms of cross slope
 - if they were to maintain current layout, still at the top platform, when you turn, there is a cross slope of 9.75%
 - to get to the platform, have to navigate up irregular shape angle
 - proposing to get rid of irregular shape angle
- WW - how many accessible seats are required?
JR - 6
- CS - front accessible seat, how are they accessed? Down the slope to get to the front?
JR - yes
- CS - entrance to the building itself, is there a lip at the front entrance?
JR - level access to the right of the front entrance
- RP - that front arcade entrance is accessible into the lobby

WW - may have to resubmit plans for seating at the rear

JR - can't add a lot of extra concrete
- still have to navigate the 9.75% slope
- if they do as proposed, provide a door, but would still have to navigate over
- issue would be step and safety issue at the center aisle new step, still would need a level area coming across the rear of the auditorium

WW - what about bringing whole platform up?

JR - still need egress space
- would create step

MB - does the two aisles help the cross slope

JR - if the concern is the creation of too much of a cross slope, would maintain the two aisles
- best way to deal is to create a door

MB - can add seats and not lose seats if the doors are moved

CS - cross slope concerns

MB - it's the combination of the two

MB - continue (24.2.2, 20.9, and 24.4) to have the Petitioners submit tests, adding seats in the front, or adding the side aisles, or changing the door location

GL - second –

MB - how much time do you need?

WW - could look at it in 2 weeks

JR - what is the most reasonable approach, access door change location, no handrails, level area at seating position

- can turn around quickly

MB - submit by March 22, 2013

*CS - would be against just having seating at the front and not the back
- carries*

MT - expedite

MB - second – carries

MB - also keep in mind line of sight

WW - fourth variance request

JR - fourth request is regarding the access to the stage
- currently no access to the stage
- proposing a portable lift dedicated to the space, stored within a closet within the space

- would take the auditorium manager and associate to get the lift in place

MB - only required people to move the lift into position, not to operate

JR - yes, to get the lift in place

CS - can it be requested on demand?

JR - yes

MB - is the only time that the stage is used it is accessed from the auditorium or is it accessed from the back stage

JR - main podium is at the floor level; some professors use the stage

- two portable stairs that do offer access to the stage from within the auditorium

MB - what about access from the wings of the stage?

JR - used as storage

CS - *grant the use of a portable lift system (28.12.1) to access the stage, on the condition that written policy is in place about the availability of the lift (stored on site) and the procedure to follow; to be submitted by March 22, 2013*

MT - *second - carries*

- DM back -

23) Hearing: Fairbanks Family House Museum, 511 East St., Dedham (V12-247)

WW - called to order at 2:15 p.m.

- introduce the Board

Lynn Fairbank, Treasurer, Fairbanks House (LF)

Joanne Head, Secretary Fairbanks House (JH)

John Tocci, Dedham Commission on Disability (JT)

R. Victoria Berg, Dedham Commission on Disability (VB)

WW - all sworn in

- EXHIBIT 1 – AAB1-69

JH - working over the past couple of months to come up with an alternate plan

- property with the homestead and the 1912 bungalow (curators residence)

- recently constructed parking area, proposing new walkway, were originally seeking to maintain existing portions due to the location of the walkways, but now looking to redo all of the walkways

- originally just a driveway, parking lot constructed, therefore the need for the walkways

- originally proposed flagstones, during construction found that flagstone not compliant and the walkway width was not wide enough (hired landscape architect who did not make them aware of this)

- proposing permeable pavers and widening the walkway

- there is a small portion that has to be looked into more, adjacent well (17th century) may not allow for the widening of the path at that location (between the bungalow and the homestead)
- raised planting beds are historically significant
- installed a stone bed, since the floor at the old house is lower than the grade
- difficult to grade in front of the house due to watershed, may be able to get 3'6" area of walkway in that portion

WW - samples of the proposed pavers

JH - fairly flat, slightly beveled
 - they are 4"x8", laid the same as bricks, there is a small gap for water to trickle thru

LF - wanted to use stone dust, except that conservation commission required them to use sand

JT - appreciate the willingness of the Fairbanks family working with the commission to create access
 - the questions that were raised are important
 - the house is accessible into the main room of the house
 - the uncertainty regarding the stone dust
 - objected to the use of sand versus stone dust
 - requirement or suggestion?

LF - it was a requirement of the conservation commission

JH - their letter is in the packet

JT - if the path were widened, sensitive to the fact of the well being a difficult area to widen
 - just ask that commission kept in the loop

JH - even though the path by the well is not the main route, is approachable from East Street side, but route from parking lot would be along the path from the parking

VB - propose alternate accessible route during work being done

JH - currently not open and will open on May 1st and hoping to have the work done by then

DM - *continue to have them submit pavers to review, specifications*

LF - any item approved by the Board

CS - work with the disability commission

JH - they have tentatively agreed to the pavers, as long as they are laid on sand

CS - 3'6" at the area by the well?

JH - hoping for 3'6", but have to review further
- so have to continue that as well

JT - will provide direct contact information
- didn't have notice of the issue until received copy of the request for variance, had they known, they would have offered advice prior to the variance application process

GL - second

DM - continue the discussion about the surface (22.5), to have the petitioners submit a sample to the commission and the board with specifications about how it will be laid, by March 22, 2013
- carries

DM - continue the discussion about the dimensions of the path width (22.2), to have the petitioners submit finalized plan for width to be submitted by March 22, 2013

GL - second – carries

MT - expedite

MB - second – carries

- NO MORE DM or MB -

24) Hearing: Mt. Pleasant Country Club, 369 Cross St., Boylston (V12-267)

WW - called to order at 3:00 p.m.
- introduce the Board

Michael Pagano, Lamoureux Pagano Associates (MP)

Regan Remillard, Mount Pleasant Country Club Owner (RR)

Brian Lynch, Mount Pleasant Country Club General Manager (BL)

WW - all sworn in
- EXHIBIT 1- AAB1-20

MP - item 19, would like to remove
- now proposing redesign with making the locker rooms accessible

MT - no variance is required for 19.1, based on the testimony from MP that the male and female locker rooms will comply with the requirements of 521 CMR 19

GL - second – carries

MP - seeking a variance for the lack of interior vertical access based on the excessive cost of compliance versus the substantial benefit to persons with disabilities

- building will comply with requirements other than the interior access from the main floor to the lower level pro shop
- the only area directly above the pro shop is the main dining room
- did look into putting elevator into bag storage area, adjacent to the pro shop
- AAB19, cost estimates for the elevator, \$345,000
- entire first floor will comply
- cart will be made available at the front entrance to create access to the pro shop and then to access the first tee

CS - photo?

MP - probably don't have, was not completed until after submittal, main grounds work

TH - send to the Board via email to me

MP - yes

GL - pro shop at lower level and bag storage area?

MP - strictly golf bag storage area

MP - the idea is that if a person comes in to golf and check in at the main level, they are provided a cart to be brought to the pro shop and bag storage level, to first tee as well
 - 2100 square feet at the lower level

KS - AAB9, breakdown of square footage per floor

TH - does everyone check-in at main level?

MP - everyone checks in at the main level, and then cart waiting for you at main entrance, and then drive around to the lower level pro shop and first tee

MP - submittal of accessible golf cart

WW - EXHIBIT 2

RR - bag room, the majority of the lower level, is a nonpublic level and only accessed by staff

MT - member-only facility?

RR - member-only facility, but do hold tournaments

MT - some members keep equipment with them, when they come, do they come from the parking lot to the lower level pro shop

BL - yes

BL - upstairs is only for dining and locker rooms

- most people check-in at pro shop

RR - if they are in the car when they arrive, they are dropped off and setup at the lower level

- some golfers like to go directly to the pro shop, some go into the clubhouse and then go to the pro shop

- CS - flight?
MP - 14 risers, full floor change in level
- MP - argument is that if a person is in a chair, will need the cart anyways
- CS - what happens in the pro shop?
MP - it is where you check-in, shop, and book a golf lesson
- CS - what about to just visit the shop?
MP - can't just go to Mt. Pleasant to buy equipment
- if you were a member and wanted to go directly to the pro shop
- there is a small amount of parking at the lower level with an accessible parking space, 5% slope
- public road that separates the golf course
- CS - how long is the route from parking to pro shop
MP - approximately 100 feet
- WW - the question is, is it worth \$345,000.00, to provide an elevator
- CS - but haven't discussed lifts
- WW - would be in the middle of the dining room
- MP - if someone comes to play golf, as a member or as a participant in a tournament, going to use the cart to get around the golf course
- cart would be available right outside the door
- can be accommodated, just cannot afford elevator
- CS - *grant, as proposed*
MT - *second – carries*
- MT - exercise room, two entry doors, and vestibule doors
MP - they have the required clearances
- doors from exterior almost never used, always accessed from the interior
- CS - bar area is marked as nonpublic area?
WW - yes, point out bar top

- End of Meeting -